

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
July 9, 2008

The Board of Adjustment held its regularly scheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, July 9, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Acting Chairman  
Grant McFarland  
Gregg Chislett  
Susan Wilson  
Hall Hammond, Alternate

Members Absent:

Barbara Wenger  
Andrew Herdeg, Alternate

Staff Members Present:

Rebecca Waldman, City Manager  
Jack Guerra, Community Development Manager  
Gracie Flores, Community Development Representative  
Shawn Eddy, Public Works Director  
Kevin Culak, Fire Department Training Officer

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The meeting was called to order by Mr. Orr at 5:34 p.m.

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Mr. McFarland made a motion to approve the minutes from June 4, 2008 as submitted. Ms. Wilson seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McFarland, Chislett, Wilson, Hammond

AGAINST: None

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Mr. McFarland made a motion to hear Case Number 1987 before Case Number 1986. Ms. Wilson seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McFarland, Chislett, Wilson, Hammond

AGAINST: None

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**CASE NO. 1987**

**6116 Broadway, request a variance to provide more than 40 percent impervious coverage within the front (Broadway) 8 ft. landscape buffer area and to continue the property's existing non-conforming 8 ft. landscape buffers along the north, east and south property lines. The applicant is proposing a temporary metal fire station on the city hall complex.**

Mr. Eddy explained to the Board that in order to maintain its ISO rating, the City purchased a new ladder fire truck which is expected to be delivered in August 2008. Initially, the City anticipated renovating the existing fire station bay to accommodate the new fire truck. However, an architect informed the city that the renovation would have cost several hundred thousand dollars.

In addition, City Council asked staff to hire an architect to conduct assessments of the Fire Station and City Hall/Police Station to determine the condition of the structures and the cost effectiveness of renovation and adding onto them. The report found the roofs needed to be repaired or replaced, the HVAC systems were in fair-to-poor condition, the electrical systems in both facilities were questionable and second stories could not be added to either structure. It was also determined that the cost to renovate and add onto the facilities would be at least 83% of the cost to design and build new facilities.

As a result, the City Council supported staff's request to explore erecting a temporary metal building on the vacant property south of City Hall/Police Station for the purpose of housing the new ladder fire truck existing fire trucks and EMS vans in order to allow swing space for either the renovation/addition or new construction of City Hall facilities.

A motion was made by Mr. McFarland to approve Case Number 1987 as submitted. The motion was seconded by Mr. Hammond.

The motion was approved with the following vote:  
FOR: Orr, McFarland, Chislett, Wilson, Hammond  
AGAINST: None

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#### **CASE NO. 1986**

**532 Argo, request a variance to increase the roof height of the house's front projecting bay, which is currently non-conforming, from 11 ft to 14 ft. The applicant is proposing to construct a one story front porch and will need to reframe and tie into the existing non-conforming roof on property zoned SF-A.**

Mr. Russell Armstrong, owner, explained to the Board the circumstances for his variance request that would allow him to build a front yard porch. The Board discussed the front porch and how the existing roof tied into the proposed front porch roof.


A motion was made by Mr. McFarland to approve Case Number 1986 as submitted. The motion was seconded by Mr. Chislett.

The motion was approved with the following vote:  
FOR: Orr, McFarland, Chislett, Wilson, Hammond  
AGAINST: None

There being no further business, the meeting adjourned at 6:02 p.m.

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THE PROCEEDINGS OF THE BOARD OF ADJUSTMENTS ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.

  
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Barbara Wenger, Chairman

  
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Gracie Flores  
Recording Secretary

10 SEP 2008  
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Date Signed & Filed